

# FOR LEASE

## 454 CAMBRIDGE STREET

Fredericksburg, VA 22405



# THALHIMER



RETAIL SPACE AVAILABLE

### SPECIFICATIONS

AVAILABLE SF	5,300 SF
LEASE RATE	\$18.00 PSF Gross
TIMING	Available 7/1/2024
ZONING	B-2

### PROPERTY FEATURES

- Stand alone structure with lots of outdoor space
- Corner of Route 1 and Manning Drive
- Large conference area/ showroom, full kitchen, and offices
- Ample parking with 61 spaces
- Perfect for use as a church or event space

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# PROPERTY PHOTOGRAPHY



# PROPERTY OVERVIEW



## NEARBY TENANTS & RETAILERS

540Auto

CITY

MART  
CONVENIENCE | DELI | GROCERY

Michael & Son  
ROOFING

VIRGINIA  
WATER GARDENS

Newton's  
Motel

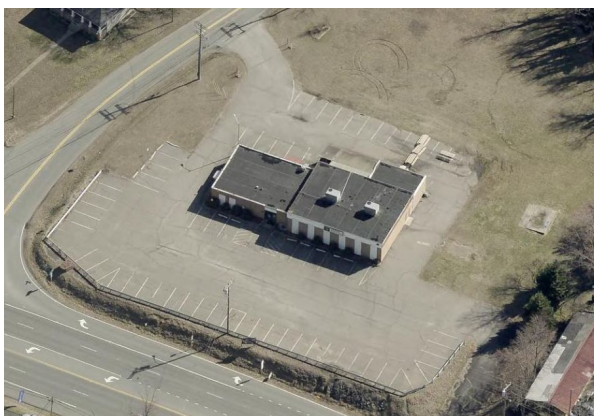
MFS  
Maternal Fetal Specialists

JEN'S  
PIZZA DEN

FALMOUTH  
CAR WASH

Bluebird Stained  
Glass Studio

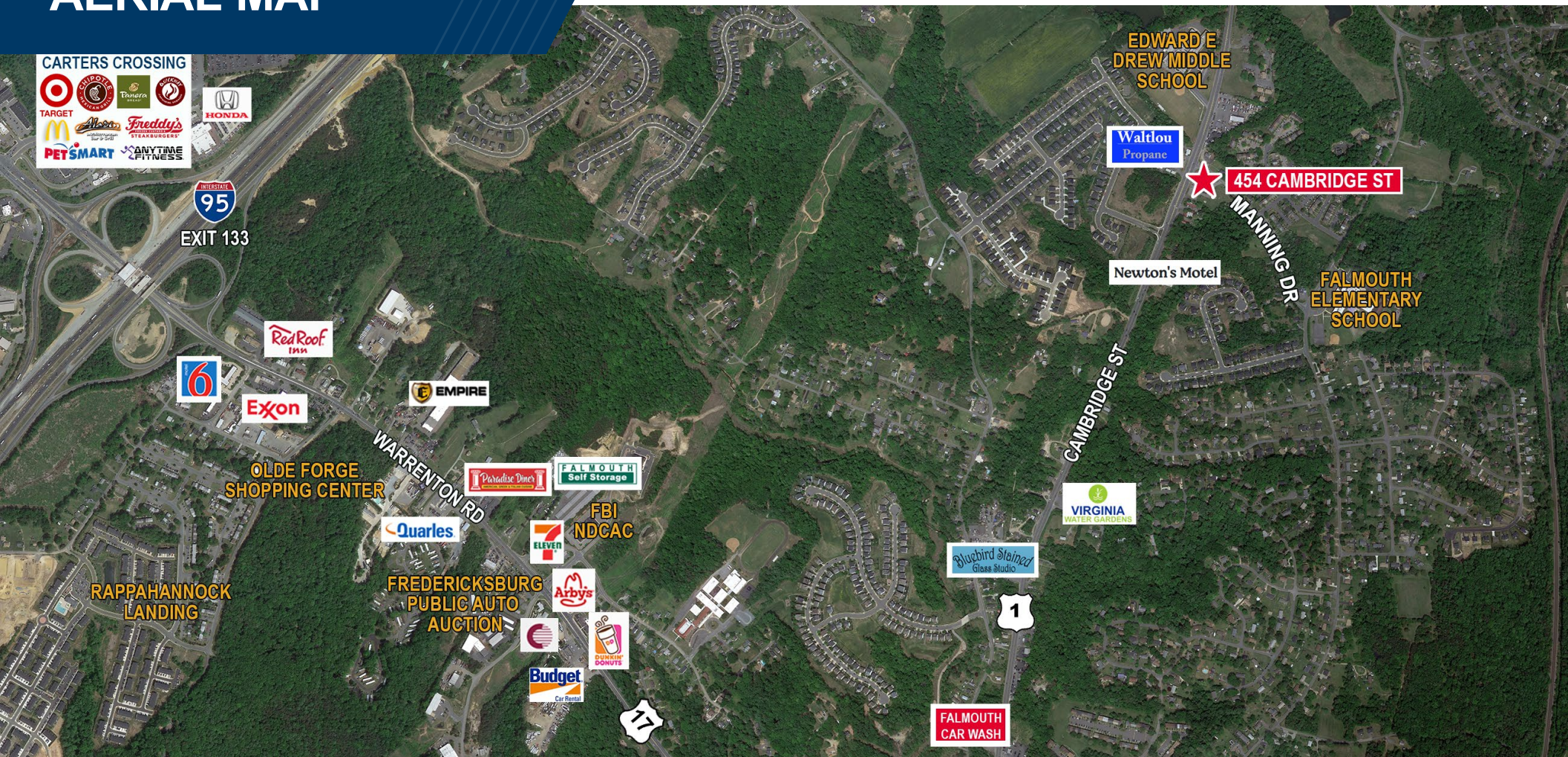
Waltlou  
Propane  
Filling  
Station



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	44,161	74,785	275,055
Households	15,947	31,800	95,299
Avg. HH Income	\$124,212	\$126,709	\$140,063
Daytime Population	50,964	99,428	248,132

# PROPERTY AERIAL MAP



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